[श्री सुरेश पचौरी]

वह 1063.48 करोड़ रुपये का था जो 1979-80 में बढ़कर 2232.68 करोड़ का हो गया। यह वह समय है जब दिल्ली में जनता सरकार का शासन था और शासन में श्री चरण सिंह और श्री सुब्रह्मण्यम स्वामी भी थे। मैं नहीं जानता हूं, किन परिस्थितियों ने उन्हें बाध्य किया कि उन्होंने इन बातों का अपने संकल्प में जिक्र नही किया। उन्होंने उस समय ये सुझाव क्यों नहीं दिये... (**व्यवधान**)। अगर दिये थे तो उनको मूर्त रूप क्यों नहीं दिया और अगर उनकी सरकार ने उनको नहीं माना तो उस सरकार से वे बाहर क्यों नहीं आए। मान्यवर, 1978-79 और 1979-80 दूसरे शब्दों में कहें, तो आर्थिक दृष्टि से सबसे काला समय था। श्री स्वामी ने आंकड़े प्रस्तुत किये, लेकिन महत्वपूर्ण बात यह है कि उसका एम्प्लीमेंटेशन किस ढंग से किया गया और उसमें कितनी सफलता मिली। सातवीं योजना में काफी कमी रही हालांकि सातवी योजना का लक्ष्य गरीबी उन्मूलन है और जिसमें एग्रीकल्चर पर ज्यादा ध्यान देने की बात कही गई है। इसमें बहुत कुछ आशातीत सफलता भी मिली है लेकिन कमी भी हमें देखने को मिली। उस तरफ मैं आपके माध्यम से सरकार का ध्यान दिलाना चाहूंगा। स्वामी जी ने एग्रीकल्चरल ग्रोथ 10 परसेंट पर बताई है। सातवीं योजना में जो लक्ष्य था वह ग्रोथरेट 5 प्रतिशत था और यह लक्ष्य भी इस मान्यता पर आधारित था कि छठी योजना में जो ग्रोथ रेट होगा वह 5.2 परसेंट रहेंगा। लेकिन मुझे यह कहते हुए दुख होता है कि यह ग्रोथ रेट पूरा नहीं हो पाया। अगर 5.2 परसेंट का ग्रोथ रेट पूरा नहीं हो पाया तो सातवीं योजना में यह ग्रोथ रेट 5 परसेंट हो जाएगा, यह कल्पना कैसे की जा सकती है और यह एक प्रकार से नामुमकिन भी है। लेकिन मैं यह मानता हूं कि जिन कारणों से यह ग्रोथ रेट पूरा नही हो पाया जो हमने डिक्लेयर कर रखा था, उसके लिए कौन जिम्मेदार है और वे कौन-कौन बातें हैं जिनके कारण यह प्रभावित हुआ, उनको देखा जाना चाहिए। छठी पंचवर्षीय योजना में हमने जो ग्रोथ रेट तय किया था वह हम पूरा नहीं कर पाये। मैं इस बात से शंकित हूं कि सातवीं पंचवर्षीय योजना में, यह जो छठी पंचवर्षीय योजना का ग्रोथ रेट पूरा नही हो पाया, यह पूरा नहीं हो पाएगा। हमारा ग्रोथ रेट बढ़ना चाहिए। लेकिन इसके लिये हमें उन कारणों पर जाना होगा, उन चीजों को देखना होगा जिनके कारण यह ग्रोथ रेट नही बढ़ पाया। साथ ही जो बेस इयर की बात कही गई है, योजना आयोग ने 1984-85 के स्थान पर जो बेस इयर माना है वह 1985-86 को माना है, (**समय की घंटी**) योजनागत विनियोग हेतु। मान्यवर मैं ज्यादा समय नहीं लूंगा।

उप-सभाध्यक्ष (श्री आनन्द शर्मा): इसका समय तय होता है। अगली बार जब होगा तो आप जारी रखें।

अगले शुक्रवार को आप इसको जारी रखें।

Next Friday, you can continue. Now the Minister for Urban Development, Smt. Mohsina Kidwai to move a Motion for consideration of the Delhi Rent Control (Amendment) Bill, 1988.

DELHI RENT CONTROL (AMENDMENT) BILL, 1988

THE MINISTER OF URBAN DEVELOPMENT (SHRIMATI MOHSINA KIDWAI): Mr. Vice-Chairman, Sir, you and the hon Members are aware that there have been demands from different quarters for amending the Delhi Rent Control Act. The proposals received have, however, been often one-sided — i.e. only in favour of the landlords or only to espouse the cause of tenants. The Government has however, to take a balanced view which while being essentially supportive of the interests of the weaker sections of the society, does not inhibit development of housing for rental purposes and does not cause undue and extreme hardship.

With these particular considerations in view, the Government has formulated the present Delhi Rent Control (Amendment) Bill, 1988, which, as the hon. Members will recall was introduced by me in the last Session of the Rajya Sabha on the 13th of May, 1988.

The principal objectives and reasons for the amendment of the Delhi Rent Control Act, 1958, have been set out in the Statement of Objects and Reasons appended to the Bill and therefore they do not bear any repetition. However, to put these briefly, I may say that this Amendment Bill has three principal objectives:

The first objective is to rationalise the provisions of the existing Rent Control law by bringing about a balance between the interests of landlords and tenants. With this end in view, and having regard to the general rise in the level of interest rates, the standard rent which was fixed at 7.5 per cent to 8.25 per cent of the cost of construction of the premises and the market price of land comprised in the premises, on the date on the of commencement of the construction, is now proposed to be calculated on the basis of 10 per cent of such cost of construction and the price of land. For offsetting the effect of inflation and rise in the cost of repairs and maintenance, provision has been made for the revision of standard rent to the extent of 10 per cent every three years. On their retirement, dath etc. the members of Armed Forces, para-military forces and the Delhi Police would be able to get one house belonging to them vacated from their tenants for self-occupation. Premises, which have been let out for residential as well as non-residential purposes at a monthly rent exceeding Rs. 3,500 are being exempted from the purview of the Rent Control law and consequently the relatively affluent tenants of such premises will not be entitled to protection and benefits extended under the said law. On the other hand, a tenant will have the right of reoccupation or compensaton even in cases of limited period tenancy, if the landlord re-rents the premises within a period of three years of his eviction. The penalty for re-letting or transfer by the landlord after getting vacant possession of the rented premises for his use is also being enhanced. Tenants are proposed to be given the facility of remitting the monthly rent to the landlord by postal money order and institutions set up by the private trusts are being debarred from evicting their tenants. The second objective of this Bill is to give a boost to house building activity and to promote maintenance of the existing housing stock in a reasonable state of repair. This is sought to be achieved mainly by exempting from the purview of the Rent Control law newly constructed premises for a period of ten years from the date of completion of such construction, and providing for periodical revision and updating of standard rent to compensate for inflation, etc.

Finally, the Bill also seeks to reduce litigation between landlord and tenants and ensure expeditious settlement of disputes between them. With this end in view, it is proposed to provide that only one appeal, as against two at present, from the decision of the Rent Controller, will be permissible. Moreover, the appeal can be only on question of law and not on question of fact.

I hope the proposed amendments to the Delhi Rent Control Act, 1958, as embodied in this Bill, formulated with the objectives which I have elucidated, will get the support of this august House.

Sir, I commend the Bill for the consideration of the House.

The questions was proposed.

THE VICE-CHAIRMAN (SHRI ANAND SHARMA): The Bill shall be taken up for further consideration on Monday. The House will now take up Special Mentions.

SPECIAL MENTIONS

Reported use of India as dumping ground for Nuclear Toxic Wastes

SHRI VISHWA BANDHU GUPTA (Delhi): Mr Vice-Chairman, Sir, I have to bring to your notice a matter of serious